

Sanpete County Planning Commission

June 10, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Dale Lewis
Mary Anderson
Bart Nelson

Lee Holmstead, County Zoning Administrator
Scott Olsen
Selma Jorgensen, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES

Motion is made by Garth Sorenson to approve the Planning Commission Minutes of May 13, 2009. Motion seconded by Mary Anderson, the motion passed.

G SCOTT HASLAM'S REQUEST FOR APPROVAL OF A 3-LOT MINOR SUBDIVISION LOCATED SOUTHEAST OF CHESTER

Scott Haslam is present. Mr. Holmstead reviewed Mr. Haslam's request for approval of a 3-Lot Minor Subdivision, stating that all required documents have been submitted. Mr. Haslam presented a myler, and explained plans. Dale Lewis made a motion to approve the 3-Lot Minor Subdivision. Mary Anderson seconded the motion. Motion passed.

MIKE SPENCER'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER FOR PROPERTY LOCATED WEST OF CHESTER

Mike Spencer is present. Mr. Holmstead reviewed Mr. Spencer's request for alternative power on his home located west of Chester, stating that Mr. Spencer plans to install solar panels and a wind generator. These sources are permitted in the A zone with a conditional use permit. Mary Anderson asked about the wind generator. Mr. Spencer explained that the dimensions will be a telephone pole 40 feet high with 8 foot blades. Dale Lewis made a motion to approve conditional use permit. Garth Sorenson seconded the motion. Motion passed.

DAVID GARFF'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER FOR HOME LOCATED IN THE CHESTER MEADOWS SUBDIVISION

David Garff is present. Mr. Holmstead reviewed Mr. Garff's request for alternative power for a home located on lot #5 in the Chester Meadows Subdivision which is about ¾ mile north of Chester, Spring City Junction. Bart Nelson asked about the subdivision and if there is a Home Owners Association. Mr. Garff stated that there is not an association. Dale Lewis made a motion to approve the conditional use permit. Garth Sorenson seconded the motion. Motion passed.

KENNETH EVANS REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER ON CABIN SITE LOCATED IN THE ELK SPRINGS SUBDIVISION

Kenneth Evans is present. Mr. Holmstead reviewed Mr. Evans request for alternative power for a cabin site located on lot #2 in the Elk Springs Subdivision. Mr. Evans explained that he plans to use a propane generator. Bart Nelson asked about a Home Owners Association. Mr. Evans stated that they did not have an association. Bart Nelson made a motion to approve the conditional use permit. Garth Sorenson seconded the motion. Motion passed.

MICHAEL & SUSAN BLACK'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO MINE ROCKS ON PROPERTY SOUTH EAST OF SPRING CITY

Michael & Susan Black are present. Mr. Holmstead reviewed the Black's request to mine rock on their property on Canal Canyon Road 1 mile south east of Spring City. Question asked about what is considered "rock mining". Mr. Holmstead explained that if you have to dig to get the rock, it is considered mining. Dale Lewis suggested placing a condition of mining hours be between 7:00 a.m. to 7:00 p.m. Garth Sorenson made a motion to approve the conditional use permit with the caveat that mining hours be between 7:00 a.m. and 7:00 p.m. Mary Anderson seconded the motion. Motion passed.

LESLEY MORALES' REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL A CAR DEALERS OFFICE ON PROPERTY LOCATED IN THE FAIRVIEW RANCHOS SUBDIVISION

Lesley Morales is present. Mr. Holmstead reviewed Ms. Morales request to install a car dealers office on property on lot #18 in the Fairview Ranchos 2 subdivision. Ms. Morales stated that there will never be any vehicles on the property, only an office. She stated that she will take people to an auction to buy the autos; the property will only be used to complete and store paperwork. Fred Smith owns the lot, and has signed a document with his approval. Wendy Basso, neighbor property owner, stated her concerns about having vehicles on this property. Another neighbor, Tammy Swenson, expressed her concerns. Jim Noorlander expressed his concerns and opinion. Garth Sorenson made a motion to approve the conditional use permit with conditions: no over-night or re-sale cars will be located on the property, no auto repairs, and no storage of vehicles. Dale Lewis seconded the motion. Motion passed.

**CHRISTINE HEDSTROM'S, BURN'S BROTHERS R.V. PARK NEW OWNER,
REQUEST TO AMEND EXISTING CONDITIONAL USE PERMIT**

Christine Hedstrom, and Kimball Strickland is present. Mr. Holmstead reviewed Ms. Hedstrom's request to amend an existing conditional use permit that was obtained by previous owners. Mr. Holmstead reported that the previous owners has requested a change in the permit before that was approved by the Planning & Zoning Commission, but they never went to the County Commissioners for approval, therefore, the first permit is in the one in force today. Steve Anderson stated that he feels that this body can not approve this without an outlined plot map. Commission went through the list provided.

- 1) General Store: approved with conditions that store hours are 8:00 a.m. to 10:00 p.m.; maximum size 2000 feet; and no sales of gasoline. Garth Sorenson made a motion to approve this condition. Mary Anderson seconded the motion. Motion passed.
- 2) R.V. Storage/warehouse: existing building may be added upon up to 80x80; limited to licensed R.V.s; Garth Sorenson made a motion to approve this condition. Dale Lewis seconded the motion. Motion passed. Sidney Facer, neighbor property owner, expressed concerns about R.V. owners coming and going at certain hours. Another condition was added to include hours of entering and leaving the park between the hours of 8:00 a.m. and 10:00 p.m. All voted to include this condition.
- 3) Weekend Events: discussion ensued about mass gathering, and types of events. Steve Anderson expressed concerns about hours, 10:00 p.m is reasonable to put an end to any event; and concerns about getting a handle on all facets that include consideration of time, noise, dust, and services for patrons. Bart Nelson made a motion to table this issue. Discussion ensued. Bart Nelson made a motion to approve this condition with following conditions: All events to be completed by 10:00 p.m. Mass gathering permit subject to complaints dealt on individual basis; and copy of liability insurance be provided. Garth Sorenson seconded the motion. Motion passed.
- 5) Flea Market on Saturday: Same conditions as #3. Motion passed.
- 6) Day Camp for Children: Garth Sorenson made a motion to approve this issue with following conditions: a letter from the Board of Health and Utah State Department are to be provided; maximum of 10 children are allowed between the ages 8-12 years of age. Time limited to day time only one week per year. Bart Nelson seconded the motion. Mary Anderson voted against motion. Steve Anderson, Garth Sorenson, Bart Nelson voted for the motion. Dale Lewis chose not to vote on this issue.
- 7) R.V. Park model. Mr. Strickland explained what they are and reported that they are rentals. Suggestion was made to get legal opinion before voting on this issue. Steve Anderson made a motion to table this issue. Dale Lewis seconded the motion. Motion passed.
- 8) Package Liquor: not allowed.
- 9) Private Club Liquor License: not allowed
- 10) Restaurant License: not allowed.

With no further business before the Planning Commission, motion to adjourn is made by Steve Anderson. Motion seconded by Dale Lewis. Motion passed.

The meeting adjourned at 9:30 P.M.